

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Dmitry Kipervas <div style="text-align: right;">Debtor</div>	Case No. 14-19653 ELF
WELLS FARGO BANK, N.A. <div style="text-align: right;">Movant</div> v. Dmitry Kipervas and William C. Miller, Esquire <div style="text-align: right;">Respondents</div>	Chapter 13

ORDER

AND NOW, this 28th day of December 2016, it is hereby **ORDERED** that the automatic stay of 11 U.S.C. §362(a) is hereby modified to permit, WELLS FARGO BANK, N.A. and/or its successors and assigns to obtain all *in rem* Relief available under the Non-Bankruptcy law and its loan documents with respect to the property located at 1429 Benner Street, Philadelphia, PA 19149 .

Upon the order being granted and entered, Movant shall have the continuing authority to contact the Debtor directly to determine intent regarding the property located at 1429 Benner Street, Philadelphia, PA 19149 and/or to verify vacancy of the home.

It is further **ORDERED**, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

It is further **ORDERED**, that Bankruptcy Rule 4001(a)(3) is not applicable and Movant is allowed to immediately proceed with foreclosure and all other relief available under the Non-Bankruptcy law.

It is further **ORDERED**, that Movant is no longer required to send and/or file the Notice required by Federal Rule of Bankruptcy Procedure 3002.1.

Order entered by default.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**

Interested Parties:

Dmitry Kipervas
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Huntingdon Valley, PA 19006

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McCullough Eisenberg, LLC
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